

PUBLIC WORKS DEPARTMENT

Impact Analysis Report

OVERVIEW

The Public Works Department's Development Fee Program is responsible for the collection of various fees for private development related activities, such as plan review and inspection of public facilities constructed by private developers, review of parcel and final maps, grading permits, geologic hazard clearance, and sewer lateral permits.

Fee activity in the Public Works Department has shown significant improvement from 2002-2003 collection levels and revenues are anticipated to end the year at a revised level of \$7,100,000. This would represent an 11% increase from the adopted level of \$6,405,303. Consequently, for 2004-2005, revenue is projected to remain steady at \$7,100,000 as no new fees or fee adjustments are being proposed.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

The department is not proposing any fee adjustments to any existing fees. However, there is a minor clerical revision to the Engineering and Inspection Fee. While this fee was actually collected at the appropriate level in 2003-2004, the published 2003-2004 Fees and Charges document erroneously reflected higher rates.

DISCUSSION OF SIGNIFICANT IMPACTS

Implementation of the proposed Public Works Department's fees and charges would achieve a 100% cost recovery level and provide engineering and inspection policies commensurate with projected 2004-2005 development activity at current performance levels.

NOTIFICATION

General public notice of the proposed fee schedule is provided through published Council hearing dates and a minimum of ten days public review of the 2004-2005 Proposed Fees and Charges Report.

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES									
1. PLAN REVIEW & INSPECTION									
a. Engineering & Inspection Residential & Non-Residential	\$0-\$25,000-22% (\$1,000 min.) \$25,000-\$50,000-\$5,500 plus 16% of value >\$25,000 \$50,000-\$100,000-\$9,500 plus 13% of value >\$50,000 \$100,000-\$200,000-\$16,000 plus 9% of value>\$100,000 \$200,000-\$500,000-\$25,000 plus 7% of value>\$200,000 \$500,000-\$1,000,000-\$46,000 plus 4% of value over \$500,000 Over \$1,000,000-\$66,000 plus 2% of value>\$1,000,000	Category I	100.0%	No Change	2,602,514	2,602,514	2,602,514	100.0%	100.0%
b. Engineering & Inspection Complexity-In-fill									
Low Complexity	Standard Engineering and Inspection Fees x 1.0	Category I	100.0%	No Change	200,000	200,000	200,000	100.0%	100.0%
Medium Complexity	Standard Engineering and Inspection Fees x 1.25								
High Complexity	Standard Engineering and Inspection Fees x 1.50								
c. Multiple Plan Review	\$230 per additional plan/map check past two plan/map checks	Category I	100.0%	No Change	30,000	30,000	30,000	100.0%	100.0%
d. Multiple Plan Revision	\$190 per proposed approval plan revision	Category I	100.0%	No Change	50,000	50,000	50,000	100.0%	100.0%
e. Parcel Maps/Final Maps Residential & Non-Residential	Final Map (5 or more lots): \$1,300+ \$35 per lot Condo Map (1 lot): \$1,000 Parcel Map (1-4 lots): \$950	Category I	100.0%	No Change	95,603	95,603	95,603	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES
PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
PLAN REVIEW & INSPECTION (CONT'D.)									
f. Parcel Map not requiring a Tentative Map	\$3,000 per map	Category I	100.0%	No Change	25,000	25,000	25,000	100.0%	100.0%
g. Contract Extension Surcharge Residential & Non-Residential	\$350 for a minor permit \$600 for a major permit	Category I	100.0%	No Change	0	0	0	N/A	N/A
h. Electrical Design, Review, and Inspection, Residential and Non-Residential	See Exhibit A	Category I	100.0%	See Exhibit A	633,525	633,525	633,525	100.0%	100.0%
i. Materials Testing Residential & Non-Residential	See Exhibit B	Category I	100.0%	See Exhibit B	507,254	507,254	507,254	100.0%	100.0%
j. VTA Bus Pad Testing	\$2,000 per Bus Pad	Category I	100.0%	No Change	20,000	20,000	20,000	100.0%	100.0%
k. Sewer Pipe Plan Q/A Inspection 400'-1200'	\$500	Category I	100.0%	No Change	10,000	10,000	10,000	100.0%	100.0%
Sewer Pipe Plan Q/A Inspection 400'-1200'	\$1,700+ \$300 per 400' lot over 2,400'	Category I	100.0%	No Change	5,000	5,000	5,000	100.0%	100.0%
i. Underground Service Alert (USA) (See Utility Excavation) Residential	All fees are pro-rated within each fee-rate category \$200 first \$50,000 \$780: \$50,000-\$100,000 \$1,380: \$100,000-\$200,000 \$1,780: \$200,000-\$1,000,000 \$4,140: \$1,000,000-over	Category I	100.0%	No Change					

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
PLAN REVIEW & INSPECTION (CONT'D.)									
m. Underground Service Alert (USA) (Based on construction costs within existing right-of-way) Non-Residential	\$702 first \$50,000 \$1,350: \$50,000-\$100,000 \$1,836: \$100,000-\$200,000 \$2,430: \$200,000-\$1,000,000 \$2,970: \$1,000,000-over	Category I	100.0%	No Change					
n. Inspection night/weekend/holiday surcharge	\$60 per hour	Category I	100.0%	No Change	800	800	800	100.0%	100.0%
SUBTOTAL - PLAN REV. & INSP.					4,179,696	4,179,696	4,179,696	100.0%	100.0%
2. COMMON INTEREST DEVELOPMENT									
ENGINEERING & INSPECTION (PRIVATE STREETS)	12% first \$50,000 9% of \$50,000 - \$100,000 6% of \$100,000 - \$200,000 5% of \$200,000 - \$1,000,000 4% of \$1,000,000-over	Category I	100.0%	No Change	495,000	495,000	495,000	100.0%	100.0%
SUBTOTAL - Private Streets					495,000	495,000	495,000	100.0%	100.0%
3. GEOLOGIC									
Grading Permits/Plan Checking	Grading Permit: 0-500 (cubic year): \$518; 501-1,000: \$621+\$50/cy over 500 cy; 1,001-10,000: \$881 + \$.06/cy over 1000 cy; 10,001-100,000: \$1,439 + \$.01/cy over 10,000 cy; 100,001 plus: \$2,185 + \$.004/cy over 100,000 cy	Category I	100.0%	No Change	77,069	77,069	77,069	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
GEOLOGIC (CONT'D.)									
b. Erosion and Sediment Control	Type I \$2,500 Type II \$850 Type III \$375 Grading Permit Renewal: \$207	Category I	100.0%	No Change	62,631	62,631	62,631	100.0%	100.0%
c. Geological Hazard Review Application	Single family addition: \$283 Single family new: \$646; Other \$808	Category I	100.0%	No Change	86,543	86,543	86,543	100.0%	100.0%
Geologic Assessment	Single family addition: \$283 Single family new: \$808; Other \$969	Category I	100.0%	No Change	8,817	8,817	8,817	100.0%	100.0%
Geologic Investigation Fee	Single family addition: \$484 Single family new: \$1,139; Other \$1,615	Category I	100.0%	No Change	64,830	64,830	64,830	100.0%	100.0%
d. Special Geologic Hazard Study Area (SGHSA) Surcharge	Time and Materials with \$2,300 Beginning Project Deposit	Category I	100.0%	No Change	8,738	8,738	8,738	100.0%	100.0%
e. Seismic Hazard Report Review	\$325 per report review	Category I	100.0%	No Change	3,378	3,378	3,378	100.0%	100.0%
SUBTOTAL - GEOLOGIC					312,006	312,006	312,006	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
4. LATERALS & EASEMENTS									
a. Sewer Laterals	\$375 per contract extension	Category I	100.0%	No Change	5,063	5,063	5,063	100.0%	100.0%
b. Street Easements & Vacations	Summary Vacation=\$1,600 Standard Vacation=\$2,400	Category I	100.0%	No Change	19,200	19,200	19,200	100.0%	100.0%
SUBTOTAL - LATERALS & EASEMENTS					24,263	24,263	24,263	100.0%	100.0%
5. DEVELOPMENT APPLICATION REVIEW									
a. Conventional Rezoning		Category I	100.0%	No Change	24,514	24,514	24,514	100.0%	100.0%
0-3 acres	\$125								
3-10 acres	\$200								
Over 10 acres	\$300								
b. Planned Development Rezoning	Base Fee (Low Complexity) 0-15 DU: \$715 16-99 DU: \$665+\$10/DU 100 DU or more: \$1,235+\$5/DU 0-4,999 SF: \$665 5,000-19,999 SF: \$648 + \$0.02/SF 20,000-99,999 SF: \$910+\$0.01/SF 100,000 SF plus: \$1,506+\$0.005/SF Complexity is defined in Exhibit C	Category I	100.0%	No Change	146,160	146,160	146,160	100.0%	100.0%
c. Preliminary Review Fee	\$450 per preliminary review	Category I	100.0%	No Change	25,000	25,000	25,000	100.0%	100.0%
d. Planned Development Permits	Base Fee (Low Complexity) No Construction: \$200 0-15 DU: \$625 16-99 DU: \$570+\$8/DU 100 DU or more: \$1,030+\$4/DU	Category I	100.0%	No Change	82,235	82,235	82,235	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
DEVELOPMENT APPLICATION REVIEW (CONT'D.)									
	No Construction:\$200 0-4,999 SF:\$525 5,000-19,999 SF:\$490+\$.02/SF 20,000-99,999 SF:\$790+\$.01/SF 100,000SF plus:\$1,300+\$.005/SF	Category I	100.0%	No Change					
Complexity is defined in Exhibit D	Low Complexity: Base Fee Medium Complexity: Base Fee x2 High Complexity: Base Fee x3	Category I	100.0%	No Change					
e. Site Development Permits	Base Fee (Low Complexity) No Construction:\$200 0-4,999 SF:\$538 5,000-19,999 SF:\$562+\$.02/SF 20,000-99,999 SF:\$875+\$.01/SF 100,000SF plus:\$1,507+\$.005/SF	Category I	100.0%	No Change	56,543	56,543	56,543	100.0%	100.0%
	No Construction:\$200 0-15 DU: \$525 16-99 DU: \$440+\$10/DU 100 DU or more:\$1,050 +\$5/DU	Category I	100.0%	No Change					
Complexity is defined in Exhibit E	Low Complexity: Base Fee Medium Complexity: Base Fee x2 High Complexity: Base Fee x3	Category I	100.0%	No Change					

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
DEVELOPMENT APPLICATION REVIEW (CONT'D.)									
f. Conditional Use Permits	Base Fee (Low Complexity) No Construction:\$200 0-4,999 SF: \$525 5,000-19,999 SF: \$515+\$.025/SF 20,000-99,999SF:\$815+\$.015/SF 100,000SF plus:\$1,925+\$.005/SF	Category I	100.0%	No Change	36,563	36,563	36,563	100.0%	100.0%
Complexity is defined in Exhibit F	Low Complexity: Base Fee Medium Complexity: Base Fee x2 High Complexity: Base Fee x3	Category I	100.0%	No Change					
g. Tentative Maps	Base Fee (Low Complexity)	Category I	100.0%	No Change	36,900	36,900	36,900	100.0%	100.0%
0-15 lots	\$400								
16-100 lots	\$800								
Over 100 lots	\$400 + \$5/lot								
Complexity is defined in Exhibit G	Low Complexity: Base Fee Medium Complexity: Base Fee x2 High Complexity: Base Fee x3	Category I	100.0%	No Change					
h. Traffic Report Review		Category I	100.0%	No Change	25,819	25,819	25,819	100.0%	100.0%
1-99 PHT	\$700 + \$10/PHT								
100-199 PHT	\$1,700 + \$10/PHT								
Over 199 PHT	\$2,700 + \$10/PHT								

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
DEVELOPMENT APPLICATION REVIEW (CONT'D.)									
i. Traffic Report Review Complexity		Category I	100.0%	No Change	26,200	26,200	26,200	100.0%	100.0%
Low Complexity	Standard Traffic Report Review Fee x 1.0								
Medium Complexity	Standard Traffic Report Review Fee x 1.25								
High Complexity	Standard Traffic Report Review Fee x 1.50								
j. General Plan Amendments		Category I	100.0%	No Change	3,623	3,623	3,623	100.0%	100.0%
0-3 acres	\$200								
3-10 acres	\$300								
over 10 acres	\$500								
k. Miscellaneous Development Applications	\$250	Category I	100.0%	No Change	27,252	27,252	27,252	100.0%	100.0%
l. Non-Standard Development Applications	Based upon time and material or as defined in written agreement.			No Change					
m. Environmental Impact Report Review	\$1,400 per review	Category I	100.0%	No Change	10,000	10,000	10,000	100.0%	100.0%
n. Water Quality Runoff-(NPDES-C.3)	Preliminary Review \$250	Category I	100.0%	No Change	100,000	100,000	100,000	100.0%	100.0%
	Planning Permit Application Rvw. (W/Prior Preliminary Review): Low Complexity--\$395 Medium Complexity--\$615 High Complexity--\$835								

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
DEVELOPMENT APPLICATION REVIEW (CONT'D.)									
n. Water Quality Runoff-(NPDES-C.3)	Planning Permit Application Rvw. (W/O Prior Preliminary Review): Low Complexity--\$650 Medium Complexity--\$870 High Complexity--\$1090 Grading Permit Application Rvw.: Low Complexity--\$440 Medium Complexity--\$630 High Complexity--\$820 *If required,additional review fee will be charged to a maximum amount for each complexity (low- \$200, medium-\$400, high-\$600)			No Change					
				No Change					
				No Change					
SUBTOTAL					600,809	600,809	600,809	100.0%	100.0%
DEV. APPLICATION REVIEW									
SUBTOTAL					5,611,774	5,611,774	5,611,774	100.0%	100.0%
DEV. SERVICES FEES									
6. UTILITY EXCAVATION PERMITS		Category I	100.0%						
a. (Includes U.S.A. staffing)					1,260,852	1,260,852	1,260,852	100.0%	100.0%
Major Permits	\$1,200			No Change					
Minor Permits	\$175								
Special Permits	Time and Materials								
b. Major Utility Permit Revision	\$150	Category I		No Change	15,000	15,000	15,000	100.0%	100.0%
c. Major Utility Permit Extension	\$600	Category I		No Change	30,000	30,000	30,000	100.0%	100.0%
SUBTOTAL - UTILITIES					1,305,852	1,305,852	1,305,852	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES
PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
7. SALE OF FIRE HYDRANTS	Latest bid price accepted by City plus current Stores Fund surcharge	Category I	100.0%	No Change	N/A	N/A	N/A	N/A	N/A
8. RECORD RETENTION FEE	3% of Permit Cost Fee Minimum=\$5 Fee Maximum=\$1,000	Category I	100.0%	No Change	94,738	94,738	94,738	100.0%	100.0%
9. NOTICE OF SPECIAL TAX/ ASSESSMENT FEE	\$9.50 per notice	Category I	100.0%	N/A	0	0	0	N/A	N/A
10. MISCELLANEOUS FEES & CHARGES		Category I	100.0%	No Change	41,322	41,322	41,322	100.0%	100.0%
a. Geologic Hazard Map	\$3.50 each + tax								
b. Fault/Flood Hazard Map	\$4 each + tax								
c. Plans and Specifications	Varies, depending on project								
d. Standard Specifications	\$30 each + tax								
e. Standard Details	\$10 each + tax								
f. Photocopies	\$0.15 per page								
g. Microfilm	\$4.40 per copy + tax								
h. Blue-line Prints	\$4.40 per copy + tax								
i. Drawings	\$4.30 per copy + tax								
j. Aerials	\$4.50 per copy + tax								
k. Sepia	\$4.50 per copy + tax								
l. Service Fee - Outside Print	\$4 per request								
m. Notary Service	\$5 per request								
11. IMPROVEMENT DISTRICT SEGREGATION		Category I							
Segregation	Base Charge: \$150 Per piece charge: \$50 Minimum: \$250			No Change	9,106	9,106	9,106	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES

PUBLIC WORKS

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
DEVELOPMENT PROGRAM FEES (CONT'D.)									
12. UNDERGROUND UTILITY PROGRAM	\$224 per linear foot		N/A	No Change	N/A	N/A	N/A	N/A	N/A
13. FLOOD PLAIN MANAGEMENT									
a. Variance Permit	\$75	Category I	100.0%	No Change	N/A	N/A	N/A	N/A	N/A
b. Flood Information Certification Service	\$25 per Flood Information Svc. \$50 per Flood Certification Letter	Category I	100.0%	No Change		0			
c. Flood Review for Planning Permit Application	\$150 per Planning Application	Category I	100.0%	No Change	880 10,000	880 10,000	880 10,000	100.0% 100.0%	100.0% 100.0%
d. Flood Clearance- Building Permits	\$25 per preliminary review of existing structure \$120 per detailed review of existing structure \$220 per detailed review of new structure \$175 per field inspection of finished construction	Category I	100.0%	No Change	6,000	6,000	6,000	100.0%	100.0%
14. BENCHMARK SYSTEM MAINTENANCE	\$150 per permit related to Public Improvement Plans and Grading Plans	Category I	100.0%	No Change	18,078	18,078	18,078	100.0%	100.0%
15. ORTHOPHOTO REPRODUCTION	\$37.50 per CD/DVD	Category I	100.0%	No Change	2,250	2,250	2,250	100.0%	100.0%

TOTAL DEPARTMENT - GENERAL FUND	7,100,000	7,100,000	7,100,000	100.0%	100.0%
TOTAL DEPARTMENT - NON-GENERAL FUND	N/A	N/A	N/A	N/A	N/A
TOTAL DEPARTMENT- CATEGORY I	7,100,000	7,100,000	7,100,000	100.0%	100.0%
TOTAL DEPARTMENT- CATEGORY II	N/A	N/A	N/A	N/A	N/A
TOTAL PUBLIC WORKS FEES	7,100,000	7,100,000	7,100,000	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES**PUBLIC WORKS***Exhibit A*

Number of Lights	Total Street Light Fee Street Light Design	Street Light Review	Street Light Inspection
1 street light	\$720	\$510	\$485
2 street lights	\$1,300	\$885	\$835
3 street lights	\$1,880	\$1,260	\$1,185
4 street lights	\$2,460	\$1,635	\$1,535
5 street lights	\$3,040	\$2,010	\$1,885
6 street lights	\$3,620	\$2,385	\$2,235
7 street lights	\$4,200	\$2,760	\$2,585
8 street lights	\$4,780	\$3,135	\$2,935
9 street lights	\$5,360	\$3,510	\$3,285
10 street lights	\$5,940	\$3,885	\$3,635
11 street lights	\$6,340	\$4,140	\$3,835
12 street lights	\$6,740	\$4,395	\$4,035
13 street lights	\$7,140	\$4,650	\$4,235
14 street lights	\$7,540	\$4,905	\$4,435
15 street lights	\$7,940	\$5,160	\$4,635
16 street lights	\$8,340	\$5,415	\$4,835
17 street lights	\$8,740	\$5,670	\$5,035
18 street lights	\$9,140	\$5,925	\$5,235
19 street lights	\$9,540	\$6,180	\$5,435
20 street lights	\$9,940	\$6,435	\$5,635
21 street lights	\$10,240	\$6,615	\$5,785
More than 21 street lights	\$10,240 + \$300 for each additional light	\$6,615 + \$180 for each additional light	\$5,785 + \$150 for each additional light

MINOR SIGNAL PROJECT

- \$1,200 each inspection

MAJOR SIGNAL PROJECT (INCLUDING NEW PROJECTS)

- 1.5% or \$1,200 each inspection, whichever is greater

INITIAL EVALUATION

\$215

DEPARTMENTAL FEES & CHARGES**PUBLIC WORKS*****Exhibit B*****CONSTRUCTION MATERIALS TESTING****A. Standard Projects**

Basic materials testing fees cover original scheduled testing only. Retesting of failing materials tests are not included. If additional retesting is necessary, additional charges will be made on a time and materials basis.

TABLE A

Pavement Area	Basic Materials Testing Fees
1 - 10,000 square feet	\$2,550
10,001 - 40,000 square feet	\$2,550 plus \$0.28 per square foot
40,001 or more square feet	\$10,897 plus \$0.07 per square foot

B. Non-Standard Projects

For these projects, a surcharge will be added to the basic materials testing fees in Table A as shown below.

TABLE B

Type of Project	Basic Materials Testing Fees Surcharges
• Bridges & major concrete structures	Time and Materials (Contact Lab for Details)
• Projects with lime treated base or other treated bases	Time and Materials (Contact Lab for Details)
• Projects using non-standard materials or specifications	Time and Materials (Contact Lab for Details)

DEPARTMENTAL FEES & CHARGES**PUBLIC WORKS*****Exhibit B (Cont'd.)*****PAVEMENT DESIGN****A. Standard Projects**

One of the following fees shall be applied if pavement work is required as a result of a private development project:

1. GEOTECHNICAL INVESTIGATION

Pavement Area
1 - 10,000 square feet
10,001 - 40,000 square feet
40,001 or more square feet

Basic Improvement Design Fees
\$2,500
\$2,500 plus \$0.11 per square foot
\$5,800 plus \$0.03 per square foot

2. RESEARCH DESIGN FEE: **\$400**

3. MAP DESIGN FEE: **\$200**

B. Non-Standard Projects

For projects using non-standard construction materials such as pavers or other architectural pavement treatment, add 25% surcharge to the pavement design fee as shown in Table C above.

OTHER LAB SERVICES

The following lab services will be charged on a time and materials basis:

- Failure Analysis
- Outside consultant service (special testing)

PLANNED DEVELOPMENT PREZONING/REZONING FEE SCHEDULE**RESIDENTIAL**

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
0 to 15 DU	\$715	\$715	\$1,430	\$2,145
16 to 99 DU	\$665 plus \$10/DU	\$815 to \$1,645	\$1,630 to \$3,290	\$2,445 to \$4,935
100 DU and Over	\$1,235 plus \$5/DU	\$1,735 to no maximum	\$3,473 to no maximum	\$5,205 to no maximum

NON-RESIDENTIAL

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
0 to 4,999 SF	\$665 flat fee	\$665	\$1,330	\$1,995
5,000 to 19,999 SF	\$648 plus \$0.02/SF	\$748 to \$1,048	\$1,496 to \$2,096	\$2,019 to \$2,919
20,000 to 99,999 SF	\$910 plus \$0.01/SF	\$1,110 to \$1,910	\$2,220 to \$3,820	\$3,105 to \$5,505
100,000 SF or more	\$1,506 plus \$0.005/SF	\$2,006 to no maximum	\$4,012 to no maximum	\$6,018 to no maximum

*The initial fee shall be paid at the time the application is submitted. Public Works staff shall assign a complexity factor using established criteria after review of the application. If the application is determined to be low complexity, no additional fee will be due; however, if the application is determined to be high complexity, the total fee will be three (3) times the base fee (initial fee). The remaining fee shall be paid prior to the City Council hearing.

DEPARTMENTAL FEES & CHARGES**PUBLIC WORKS***Exhibit D***PLANNED DEVELOPMENT PERMIT FEE SCHEDULE****RESIDENTIAL**

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
No Construction	\$200	\$200	N/A	N/A
1 to 15 DU	\$625	\$625	\$1,250	\$1,875
16 to 99 DU	\$570 plus \$8/DU	\$698 to \$1,322	\$1,396 to \$2,724	\$2,094 to \$4,086
100 DU or more	\$1,030 plus \$4/DU	\$1,430 to no maximum	\$2,860 to no maximum	\$4,290 to no maximum

NON-RESIDENTIAL

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
No Construction	\$200	\$200	N/A	N/A
0 to 4,999 SF	\$525 flat fee	\$525	\$1,050	\$1,575
5,000 to 19,999 SF	\$490 plus \$0.02/SF	\$590 to \$890	\$1,180 to \$1,780	\$1,770 to \$2,670
20,000 to 99,999 SF	\$790 plus \$0.01/SF	\$990 to \$1,790	\$1,980 to \$3,580	\$2,970 to \$5,370
100,000 SF or more	\$1,300 plus \$0.005/SF	\$1,800 to no maximum	\$3,600 to no maximum	\$5,400 to no maximum

*The initial fee shall be paid at the time the application is submitted. Public Works staff shall assign a complexity factor using established criteria after review of the application. If the application is determined to be low complexity, no additional fee will be due; however, if the application is determined to be high complexity, the total fee will be three (3) times the base fee (initial fee). The remaining fee shall be paid prior to the City Council hearing.

SITE DEVELOPMENT PERMIT FEE SCHEDULE**NON-RESIDENTIAL**

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
No Construction	\$200	\$200	N/A	N/A
1 to 4,999 SF	\$538 flat fee	\$538	\$1,076	\$1,614
5,000 to 19,999 SF	\$562 plus \$0.02/SF	\$662 to \$962	\$1,324 to \$1,924	\$1,986 to \$2,886
20,000 to 99,999 SF	\$875 plus \$0.01/SF	\$1,075 to \$1,875	\$2,150 to \$3,750	\$3,225 to \$5,625
100,000 SF or more	\$1,507 plus \$0.005/SF	\$2,007 to no maximum	\$4,014 to no maximum	\$6,021 to no maximum

RESIDENTIAL (IF APPLICABLE)

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
No Construction	\$200	\$200	N/A	N/A
0 to 15 DU	\$525	\$525	\$1,050	\$1,575
16 to 99 DU	\$440 plus \$10/DU	\$600 to \$1,430	\$1,200 to \$2,860	\$1,800 to \$4,290
100 DU or more	\$1,050 plus \$5/DU	\$1,550 to no maximum	\$3,100 to no maximum	\$4,650 to no maximum

*The initial fee shall be paid at the time the application is submitted. Public Works staff shall assign a complexity factor using established criteria after review of the application. If the application is determined to be low complexity, no additional fee will be due; however, if the application is determined to be high complexity, the total fee will be three (3) times the base fee (initial fee). The remaining fee shall be paid prior to the City Council hearing.

DEPARTMENTAL FEES & CHARGES**PUBLIC WORKS*****Exhibit F*****CONDITIONAL USE PERMIT FEE SCHEDULE****NON-RESIDENTIAL**

DESCRIPTION	INITIAL FEE* (BASE FEE)	RANGE LOW COMPLEXITY (Base Fee)	RANGE MEDIUM COMPLEXITY (Base Fee x 2)	RANGE HIGH COMPLEXITY (Base Fee x 3)
No Construction	\$200	\$200	N/A	N/A
0 to 4,999 SF	\$525 flat fee	\$525	\$1,050	\$1,575
5,000 to 19,999 SF	\$515 plus \$0.025/SF	\$640 to \$1,015	\$1,280 to \$2,030	\$1,920 to \$3,045
20,000 to 99,999 SF	\$815 plus \$0.015/SF	\$1,115 to \$2,315	\$2,230 to \$4,630	\$3,345 to \$6,945
100,000 SF or more	\$1,925 plus \$0.005/SF	\$2,425 to no maximum	\$4,850 to no maximum	\$7,275 to no maximum

*The initial fee shall be paid at the time the application is submitted. Public Works staff shall assign a complexity factor using established criteria after review of the application. If the application is determined to be low complexity, no additional fee will be due; however, if the application is determined to be high complexity, the total fee will be three (3) times the base fee (initial fee). The remaining fee shall be paid prior to the City Council hearing.

TENTATIVE MAPS FEE SCHEDULE

DESCRIPTION	BASE FEE	LOW COMPLEXITY (Base Fee)	MEDIUM COMPLEXITY (Base Fee x 2)	HIGH COMPLEXITY (Base Fee x 3)
0 to 15 lots	\$400	\$400	\$800	\$1,200
16 to 100 lots	\$800	\$800	\$1,600	\$2,400
Over 100 lots	\$1,875 plus \$5/lot	\$900 to no maximum	\$1,800 to no maximum	\$2,700 to no maximum

*The initial fee shall be paid at the time the application is submitted. Public Works staff shall assign a complexity factor using established criteria after review of the application. If the application is determined to be low complexity, no additional fee will be due; however, if the application is determined to be high complexity, the total fee will be three (3) times the base fee (initial fee). The remaining fee shall be paid prior to the City Council hearing.